

IHFA Physical Inspections



3-Types of Physical Inspections

- Pre-8609 Inspection
- Periodic Inspections
- Special Inspections

Pre-8609 Inspections

- Prior to Tax Credits being issued
- Verification of unique features
- Building Code Inspection
- Fire Code Inspection
- Health & Safety Code Inspection
- Physical Condition Inspection

Compliance Period Inspections

- Within the 1st year after the year tax credits are allocated
- A Minimum of once every 3-years
- These inspections are conducted until the end of the compliance period

Compliance Period Inspections are Conducted on:

- 20% of all LIHTC Units
- 100% of all common areas
- Common Areas include every area accessible to Tenants, Management, and Employees at the development

Compliance Period Inspection Criteria

- Physical condition of the development
- Building Codes
- Fire Codes
- Health & Safety Codes

Issues found during the inspection

- Corrections made & supporting documents forwarded to IHFA
- Correction period immediate for major issues / 90-days for minor issues

Form 8823

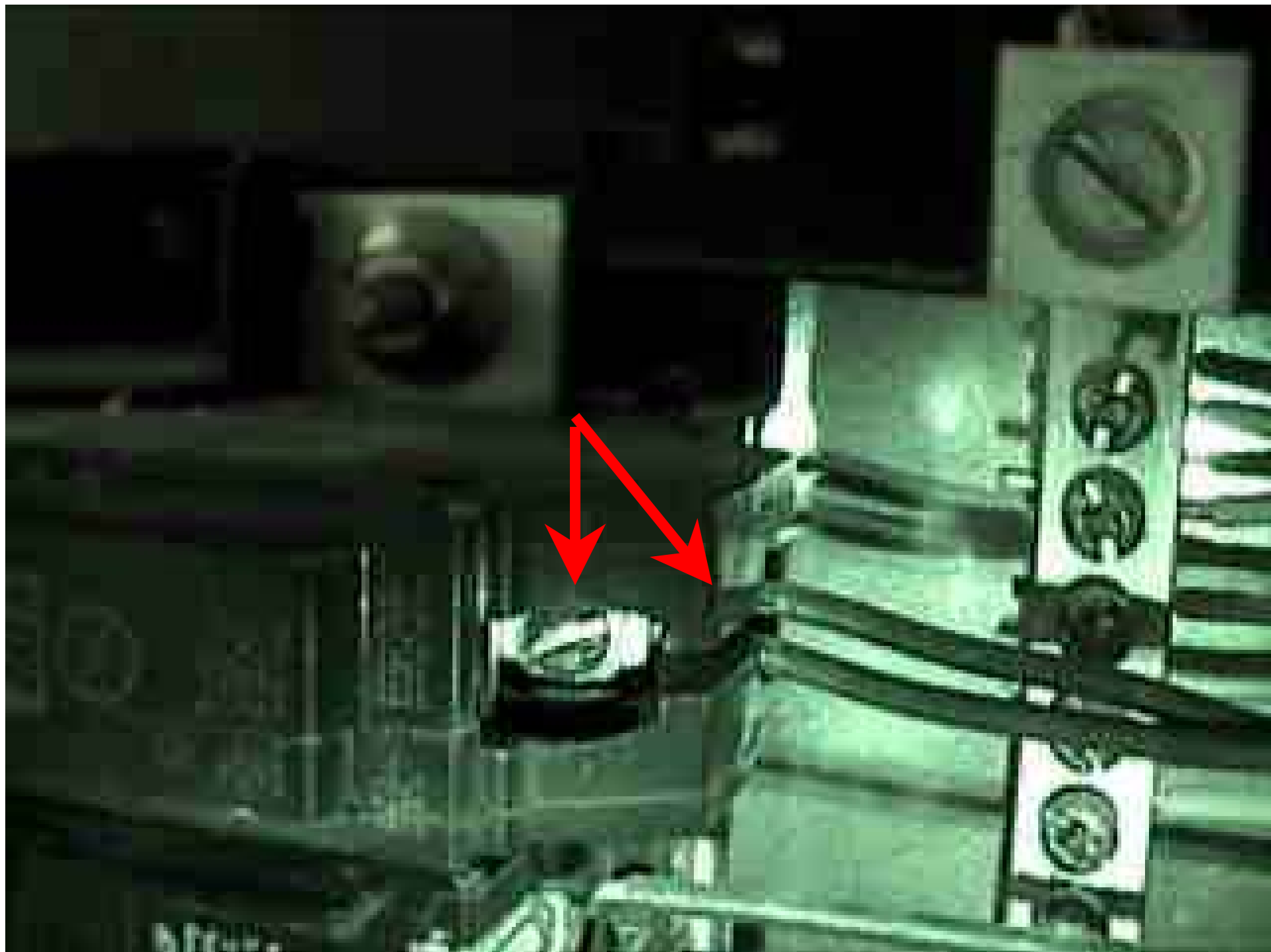
- Major issues are required to be reported
- Non-compliance is reported to the IRS through Form 8823
- Tax Credits can be rescinded for the time period the development is out of compliance
- When issues are corrected an 8823 showing the corrections will be issued

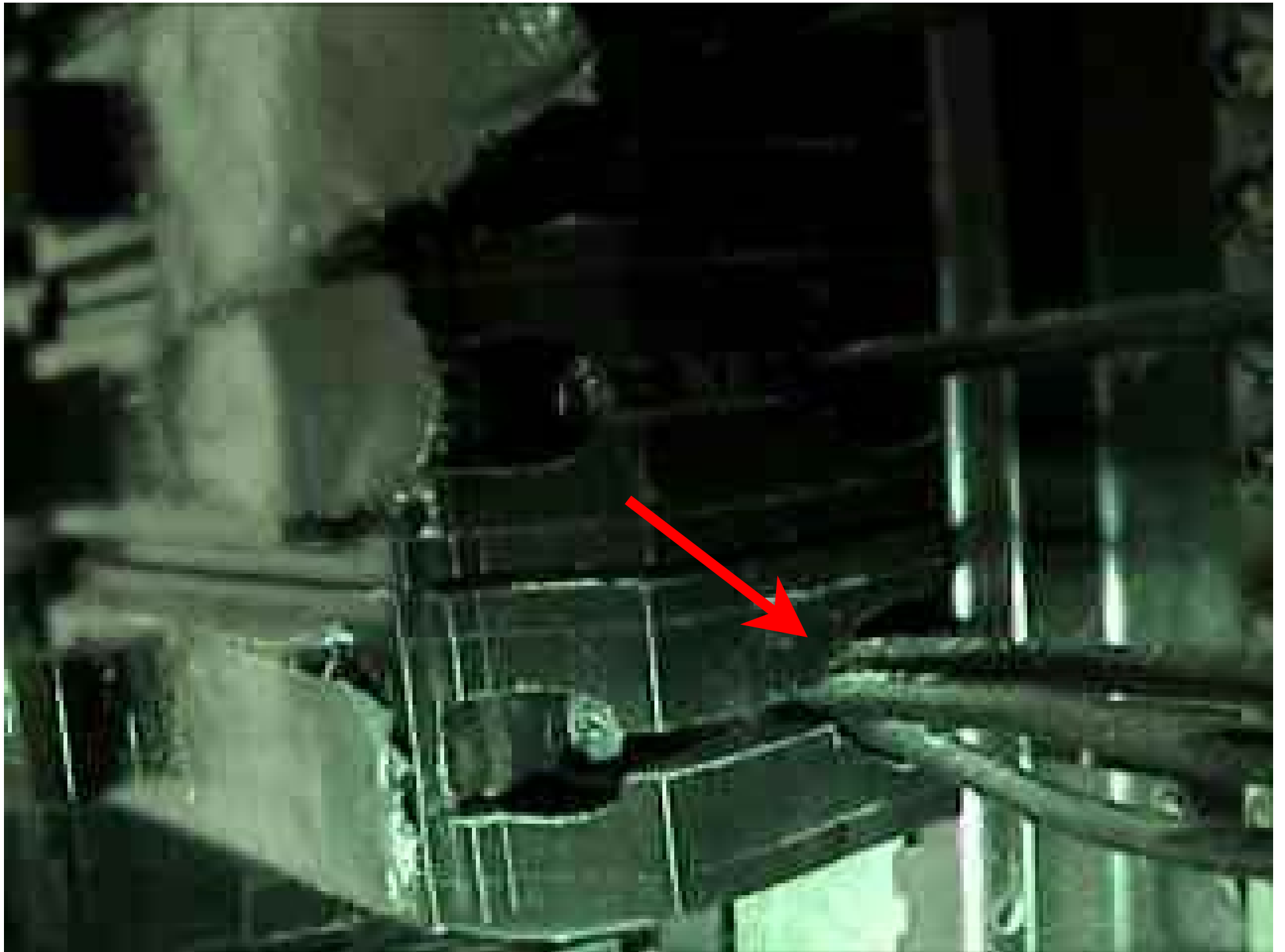
Special Inspections

- Generated through:
- Complaints of existing hazards
- Ambiguous correction documents
- Verification of corrections after issuance of IRS Form 8823

Qualified workers can
make a big difference

Unqualified worker can cause major
problems






















Avoid these kind of problems 

USE QUALIFIED
WORKERS 

 LIFE GETS EASIER 